

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 8, 2024**

Members Present:

Jeff Seedall, Chairman & City Planner—excused
Chris Breinholt, City Engineer
Marc Christensen, City Manager—excused
Zach LeFevre, Parks and Recreation Director—excused
Paul Fulgham, Public Works Director
Sam Taylor, Landmark Design Planner
Tyler Seaman, Building Inspector
Cynthia Nelson, Deputy Recorder

Co-Chairman Breinholt called the Development Review Committee Meeting to order at 9:32 a.m. The meeting was held May 8, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Breinholt, Director Fulgham, Inspector Seaman, Design Planner Taylor (joined via Zoom), and Deputy Recorder Nelson were in attendance. Chairman Seedall, Manager Christensen, and Director LeFevre were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 8, 2024 agenda. Motion seconded by Co-Chairman Breinholt. Vote: Chairman Seedall – absent, Co-Chairman Breinholt – aye, Manager Christensen – absent, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Design Planner Taylor – aye. Motion approved.

2. Approval of minutes— March 20, 2024 & April 24, 2024

Motion by Director Fulgham to approve the minutes stated above. Motion seconded by Inspector Seaman. Vote: Chairman Seedall – absent, Co-Chairman Breinholt – aye, Manager Christensen – absent, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Design Planner Taylor – aye. Motion approved.

3. New Business:

a. Discussion and consideration of final plat for Union Townhomes at 130 N 400 W (used to be Saylor Townhomes) – Bradon Capener

Mr. Capener reviewed where they stood on this project, including landscape and irrigation plans. Although they have everything ready, Mr. Capener was asked to include all required items in a packet. The Committee further discussed utilities.

Motion by Director Fulgham to approve the final plan of Union Townhomes. Motion seconded by Co-Chairman Breinholt. Vote: Chairman Seedall – absent, Co-Chairman Breinholt – aye, Manager Christensen – absent, Director Fulgham – aye,

Director LeFevre – absent, Inspector Seaman – aye, Design Planner Taylor – aye. Motion approved.

- b. Discussion and consideration of preliminary plat for Envision Estates – Ben Steele, Visionary Homes

Co-Chairman Breinholt said the road alignment is much better. I appreciate you making that adjustment. Mr. Steele said the number of lots is 203, but it is acknowledged that we have more cottages on this layout than we did on the previous. We would like to retain some flexibility as we move forward to change these cottage lots to larger, single-family lots in the future. Instead of having so many larger lots on the corners, maybe there is more internally to create more variation. We want everybody to be okay with that flexibility moving forward. Hopefully everybody is okay with a few lines changing here and there. Director Fulgham said I am okay with it as long as it is done before installation of utilities. Mr. Steele said this would have to be fully vetted out. Co-Chairman Breinholt said I do not have any problem with what you have so far. I am not in favor of approving this as a preliminary plat today because you do not show a storm drain system. We need to show that layout. What you have here is good. I have some comments I sent out for review. Director Fulgham said we need something that shows where you plan on putting curb boxes. Mr. Steele said that is going to require some additional engineering. Co-Chairman Breinholt said I am not asking for it to be entirely figured out. We need to see the layout and approximate slope. The Committee discussed required turnarounds and to have them face the street. They also discussed water and valve locations and fire hydrants. Co-Chairman Breinholt said I think you just need more detail on what you have. You need to show the field drains and protect them. I will send an email with my comments.

- c. Discussion of construction drawings for Rivers Edge, Phase 2 – Nick Wilcox, Triilio

Mr. Wilcox said thanks for the comments, they all look pretty straightforward. They discussed storm water and sewer. Co-Chairman Breinholt said I have a number of comments I am finishing up. It is not going to change anything here. A lot of it pertains to moving forward and getting an overall idea of where you are headed. This would include showing valves and extending utilities all the way south. Mr. Wilcox said I will submit the changes and get the overall plans you are asking for, along with the preliminary plat for the next review.

- d. Discussion of construction drawings for Jasim Trucking – Jim Flint

Co-Chairman Breinholt said this is high-end storage next to Jasim trucking. We already approved these drawings and the whole plan set, he just made an adjustment to the building size, which tweaked the parking area a bit to be out of spec. I made a few comments on that and fixed those. I do not feel like we can go back on the landscape plan and change things. That was unaffected. They would forward that landscape plan to Design Planner Taylor. There are trees out front with shrubbery in the back. We approved the project, but I wanted it to go back through a review because of the change in the building size. It affected everything right around the building. I have reviewed the

changes, and they comply with City code.

- e. Discussion of architectural changes to townhomes for Harvest Village – Jay Stocking and Garth Day

Mr. Day said this is the multi-family. When it was annexed, we did an agreement that established the architectural standards and design of the project. One building is going up and we have started another. As we did the phase, we recorded a subdivision development agreement, which brought forward that same language. In the development agreement, we are required to have 100% masonry on all four sides of the building. Attached to the development agreement was a picture of another project that we did in Logan. That was used as an example and is different than what we are actually building here. Our goal is to put the hardy siding or the LP SmartSide all the way to the floor without doing brick. It's still a 100% masonry product. Mr. Stocking said our competing projects are doing vinyl siding, which is bringing the cost down on projects. We have to consider the aesthetics, as well as cost functionality. He showed the current elevations. We still have different types of siding with different colors. Mr. Day said we just did not want to have any confusion over the picture that was provided.

- f. Discussion of River Valley, Phase 9 – Garth Day

Mr. Day said I have given you the preliminary subdivision plat and I have received Engineer Breinholt's comments. This is part of a larger site plan. I will adjust that boundary and get that sidewalk all the way in this development. Right now, we are at a standstill. Could we do a master development for all of River Valley? A master development agreement will lock us all in as we build this. It was supposed to be one large development and now we have parceled it off. By doing that, it is causing some issues with the dumpster. We had a central location with a couple buildings, but you would not let us put a temporary dumpster next to this. We agreed to put it at the back until we got the next phase done, but now you are telling me I cannot put it there. Do I need to do a temporary dumpster location? We probably need to have a master development agreement that will outline some of this since things are overlapping. Parking is another issue, but we have plenty in the development as a whole. A master development agreement might fix that. Then we could go back and forth between phases. Co-Chairman Breinholt said all we have in front of us right now, is this phase and it does not fit the code.

Mr. Day said River Valley 9 wraps around Ashfield. There are about 135 townhome projects. BR Mountain Road connects on the south and we put the brakes on it for a couple reasons. Phase 9 is broken up into four different phases now. It is two buildings instead of one giant phase. The last phase will have frontage on BR Mountain Road, which is a participation with the City. We did not want to get to that before the City was ready to participate in construction. These two buildings will be apartments. We have one master water meter to each one and one sewer lateral to each one. Those will be handled by the HOA. We have worked out all the drainage and have a landscape plan. This sidewalk is part of the other development in the next phase. I will have him move that over and adjust those numbers. Co-Chairman Breinholt said get a complete

preliminary plat and final plat to us.

The Committee further discussed the dumpster's location. Mr. Day said that brings me back to the master development agreement. If we do that, we are all under agreement and contract, then maybe that is how we can adjust it in the future and move it. Co-Chairman Breinholt said putting the dumpster up front is not a good idea. You need to get it in the back, outside the buffer zone. With a master development agreement, the code says you have to fence each project. Mr. Day said this will be the only one that is done this way. In the next phase we have to build the road all the way around. It is going to be a much larger phase than this one. Mr. Day said no matter what we do up here, wherever we put this dumpster, it is going to be temporary. This is not the final solution. Co-Chairman Breinholt said maybe the best solution would be to approach the City Council to ask if that could be allowed out front temporarily with a time limit. It is not in the code to do that. If you want to get a waiver of the code, the City Council could do that. Director Fulgham said they can decide if they will allow temporary venting. I think it needs to be screened. Co-Chairman Breinholt said we will need to have some guarantees. Mr. Day said he would approach the City Council to see if they could get this special exception to the code on a temporary basis.

- g. Discussion of high-end storage project on 2000 West east of Jasim Trucking – Jim Flint, Hansen & Associates Engineers, Clint Loock and Jeff Dimond with ES Solar and Tremonton Storage

Mr. Loock reviewed the plan. The new idea is for our storm retention pond to be on this side and run it down an easement, so we do not have to bring in tons of fill. Co-Chairman Breinholt said you would have to tie in on that side, but there is a connection point there. It is quite high though. I do not know if that is any better than out front. Mr. Flint said this is too high. The idea was, instead of putting the pond here, to put the pond on this side and run the discharge line out to an inlet. Mr. Dimond said by shifting over here we lose quite a bit of units. We were hoping to put a row of units on our way up before our gate as long as there are no serious issues on that road that need to be more than 32 feet wide. Co-Chairman Breinholt said I think it is all identified as access. We have a trucking company here. There are 70 feet in access drainage, utilities, PUEs, and MUEs. Since that easement is for both of you, you would have to work it out with Jasim Trucking. You would have to get them to agree to give up some width. Director Fulgham said you would probably need an easement for your discharge. I am not going to take care of it. It will just be on my property. You will get an easement to go within the City. Co-Chairman Breinholt said the easement outside the boundary has to be recorded. It is an access to get back to those ponds. Director Fulgham said we need a legal document that gives them the right to be in that City property.

When asked about having an office space, Mr. Loock said it would not be a full-time office. We are not planning on running sewer for bathrooms. It will just be somewhere people can meet if there are issues to discuss. Pretty much everything is automated at the gate. Inspector Seaman said when you have an interior environment, you will have a really hard time meeting the building code without a bathroom. When they are just the pull-in ones, it is pretty easy to interpret the code to not have it.

The Committee discussed the fire code and location of fire hydrants. Fire Chief Brady Hansen would have to review this. Mr. Loock said we are not planning on putting any dumpsters. They end up having a lot of junk. Mr. Taylor said having an office would probably trigger the need for a parking stall or two. So be mindful of that. Engineer Breinholt said it seems like you should designate a parking area, but you can do it in the back, along the curb. There is a need for an interior loading zone or something like that. They would continue the discussion when Planner Seedall has returned, and the fire chief can review the plans.

- h. Discussion and review of secure storage area for RVs adjacent to Aspen Grove – Carl Liljenstolpe

Not in attendance, this will be discussed at a future meeting.

- h. Walk-ins: There were no walk-ins.

4. Comments/Reports: None.

5. Public comments: No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:54 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this 5th day of June, 2024

Linsey Nessen, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.